Ellis Brooke



24 The Beeches Main Street

Clifton Upon Dunsmore, Rugby, CV23 0DH

Guide price £110,000

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Flat Hallway
Wooden door into flat itself. Hallway has doors off to Lounge, Bedroom, Bathroom, Utility Space and also an airing cupboard.

Lounge
Double glazed window to the rear of the building (the parking area). Wood effect flooring. Door to Kitchen. Radiator.

Kitchen
Double glazed window to the rear. Heated towel rail. Wall mounted Worcester combination boiler. Sink/drainer. Range of base and eye level units. Space for cooker. Space for under counter fridge and freezer.

Bedroom
Double glazed window to the communal garden. Radiator.

Bathroom
Double glazed window to the garden. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor. Tiling to splashbacks.

Utility
Space and plumbing for two appliances.

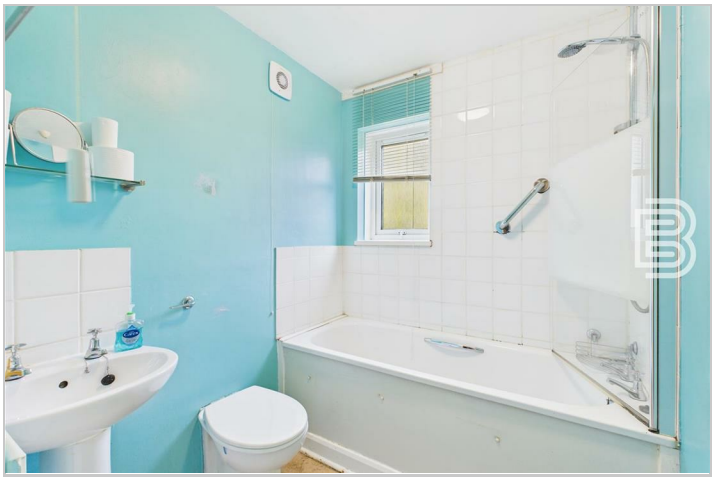
Parking Area
Located at the rear of the building. Ample parking for residents only.

Communal Garden
Located to the front of the property (Main Street side). Well kept lawned area with seating sections plus borders.

Lease Notes
The Lease Term is 125 Years from July 2019
The monthly Service Charge is £136.75

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.









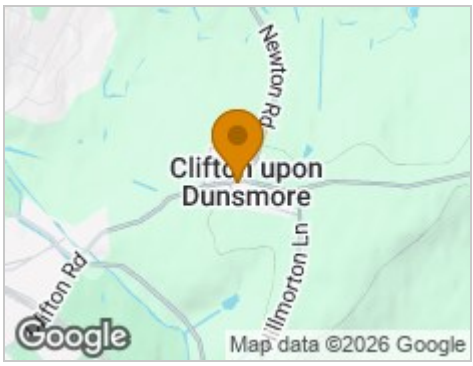
Road Map



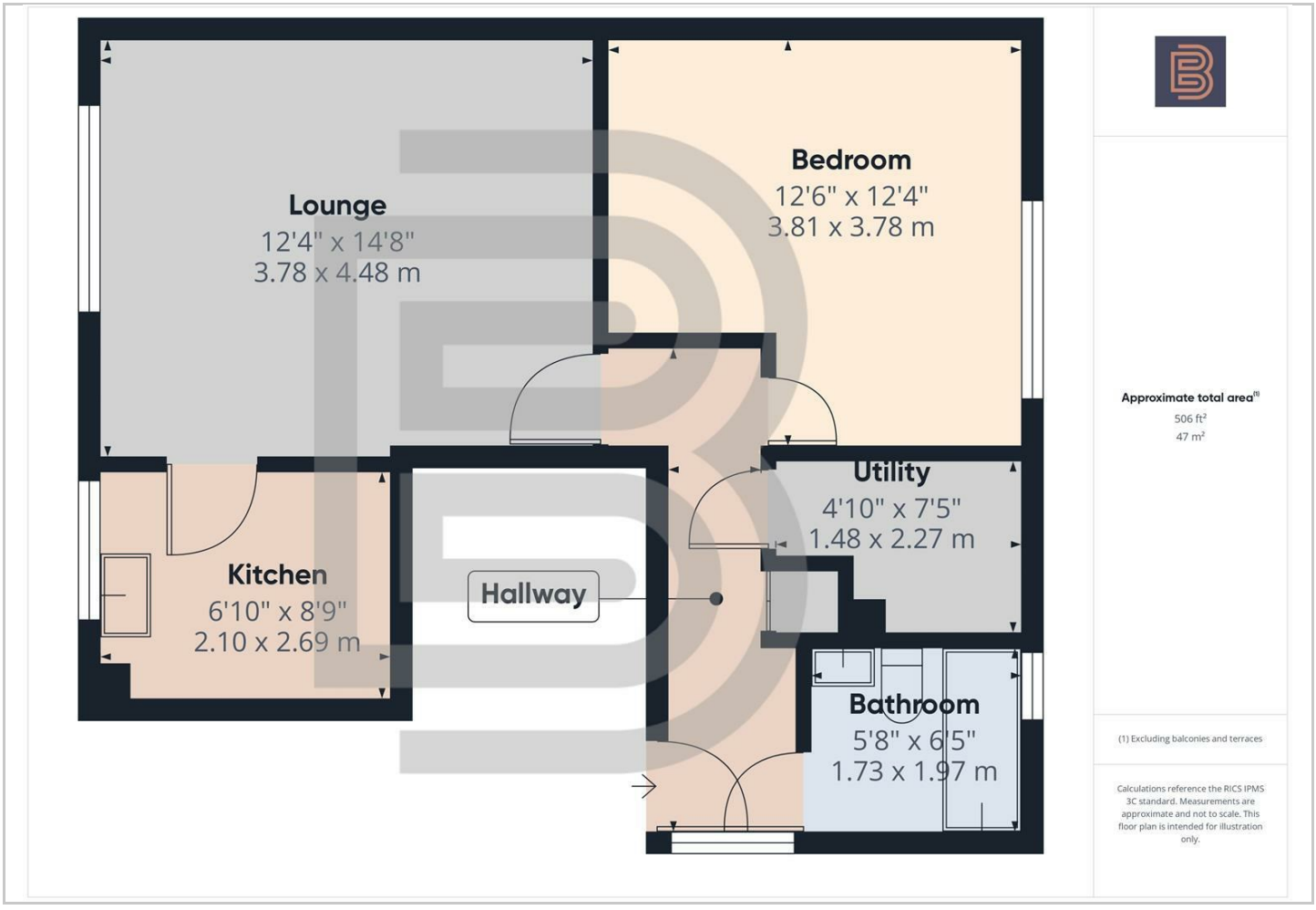
Hybrid Map



Terrain Map



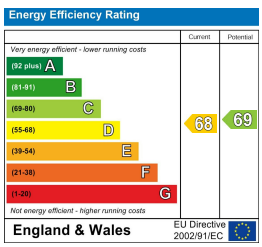
Floor Plan



Viewing

Please contact our Rugby Office
on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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